

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** March 14, 2013

**Meeting No.:** 163

**Project:** Greektown PUD

**Phase:** Revised Master Plan

**Location:** Southeast Baltimore

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**PRESENTATION:**

Frank Watson of BW Architects began the presentation with a discussion of the following changes since the last submittal:

1. The full extension of Hudson Street to Oldham Street;
2. The relocation and reconfiguration of the central square at the end of Hudson Street, with accompanying revisions of the surrounding house fronts to achieve a stronger communal identity;
3. Landscaping considerations around the central square were presented and featured an axially located trellis structure, surrounding wrought iron and brick pier fencing, and a border of shade and flowering trees;
4. Adjustments elsewhere in the plan to achieve more street facing residential units.

**COMMENTS FROM THE PANEL:**

The Panel felt that the changes proposed represented an improvement over the previous submittal although several areas require continuing developmental study:

1. **Ends of pedestrian pathways**– The Panel felt that more study is required to avoid situations where pedestrian pathways lead visually only to the rear garages and services areas of other townhouses. Additionally, portals or monuments and landscaping could fortify the importance of these pathways connections.
2. **Hudson and Macon Street Intersection** – The Panel encouraged the developer to study ways to improve the sight lines from Macon Street toward the south face of Hudson Street. Suggestions ranged from (a) eliminating the service alley entrance at this point, (b) replacing the alley entrance with a landscaped pedestrian pathway, (c) and reconfiguring the townhouses along that corner to face Hudson Street.
3. **Portal elements needed at corner of Oldham and Hudson Streets** –The Panel felt that this intersection represents the most important portal to the overall project and requires a stronger statement with major piers and project signing.
4. **Comprehensive Landscape Plan** –The Panel reminded the developer that an overall comprehensive landscape plan (which includes all of the most recent revisions) is required for final approval and must be submitted to the Planning Department.
5. **Naming Confusion** –The Panel voiced concern regarding the proposed naming of the project and its confusion with the existing historic O'Donnell Square that exists several blocks away. Oldham, Hudson or Macon Square all seem to be more appropriate as the name for the project since the project actually contains streets with those names.

**PANEL ACTION:**

Recommended approval of the Revised Master Plan based on the above comments.

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**Attending:** Frank Watson – BW Architects  
Charlie Kieler, Richard Kieler - Kettler Inc  
Stanley Fine – RMG  
Frank Watkins – BWH  
Kevin Anderson – KCW  
Liam Davis – Council President’s Office  
Kevin Litten – Baltimore Biz. Journal

Ms Eig, Messrs. Bowden\*and Burns - UDARP Panel  
Anthony Cataldo, Christina Gaymon, Martin French, Wolde Ararsa, Jill Lemke–Planning  
Department